



Housing and Technical Resources

Carstairs Junction Neighbourhood News 2019/20

Housing Services continues to work with the community, local groups, elected members and other partners to deliver local housing plans

In the last edition, we provided you with an update on the housing plan for Carstairs Junction which we continue to implement and review each year.

The housing plan sets out the priorities agreed for the year ahead and takes into consideration the supply and demand for housing in the area, the condition and management of open space and the condition of gardens.

You will see from the update below 2019/20 has been a busy year for housing services with good progress made against the actions we agreed with some of these continuing to be a focus for 2020/21.

Progress over the last year included:

- internal works are now complete and have improved the quality of the housing within Allison Street, King Street and Pettinain Road
- a reduction in the number of long term empty properties
- Improved sustainability within the area.
- a community consultation around the demolition sites was held in November 2019. This was a great opportunity for residents to give their opinion on how they would like to see the sites developed.

A good news story!

Your views matter

We want to continue to build on the housing plan and develop this further year on year for the future sustainment of Carstairs Junction.

Although at present we are not able to come together in the more traditional ways we are still keen to hear your views and be involved in our future housing plans.

Options may include:

- surveys/questionnaires
- online options to engage
- virtual contact with housing staff

The original plan is available should you wish a copy, or if you would like any further information or to discuss the plan or how you can get involved please contact the Clydesdale Housing Office on 0303 123 1012 or by email at housing.lanark@southlanarkshire.gov.uk.

Please let us know what you think and we can agree next steps together. We look forward to hearing from you and working together for the long term benefit of Carstairs Junction community.

Carstairs Junction Housing Plan

Priorities agreed in 2019	April 2019 to March 2020 update
Address lack of demand for housing resulting in long term empty properties and risk to longer term sustainability of area	<ul style="list-style-type: none"> • We continued to promote empty properties through our Home Options Service. • During 2019/20 we let 17 council homes compared to eight during 2018/19. We had a number of properties held for decants due to extensive investment works, however many have now been returned back to mainstream housing. • Within this 17 we were successful in letting a number of longer term empty properties. We continue to closely monitor demand in the area and progress offers on empty properties. • During 2019/20 we had no tenancies which ended under 12 months.
Remove blight of concentrated long terms empty properties in area	<ul style="list-style-type: none"> • A number of long term empty properties have been let, this has included a number of larger style family homes which we have historically found challenging to let. • Properties at 1, 3 and 5 Alison Place have been placed on the open market for sale.
Ongoing maintenance and improvement of housing stock	<ul style="list-style-type: none"> • Home+ programme is now complete and council homes fully meet the Scottish Housing Quality and Energy Efficiency Standards.
Improve standards of individual gardens	<ul style="list-style-type: none"> • We continued our enhanced programme of inspections during 2019/20. • During 2019/20, 813 garden inspections were carried out. 14 garden letters were issued advising residents their gardens required some level of improvement. • A number of referrals to Care of Gardens Scheme have been made in the area during 2019/20 to assist tenants in keeping their gardens in a good condition. • We know this is an important issue for you and will continue our focus in this area as we move forward into 2020/21.
Improve condition of open space/refuse disposal	<ul style="list-style-type: none"> • Four weekly area inspections led by Housing Services were carried out throughout 2019/20. • Landscaping and maintenance works for the former demolition sites are now being progressed following feedback from local residents on the use of the land.
Community Safety	<ul style="list-style-type: none"> • There continues to be a very low number of anti-social complaints received in the area, only two during 2019/20. The same number as last year. • Both of these reports resulted in a referral to the Council's Mediation Service.
Create opportunities for community involvement	<ul style="list-style-type: none"> • Consultation continued throughout last year via Community Council, attendance at open meetings, one to one discussions and Clydesdale local housing forum. • Plans are underway for the Carstairs Junction Welcome All Hub to make use of the former community flat. • The Community Council continue to be pro-active in supporting the local community.

If you need this information in a different format or language, please contact us to discuss how we can best meet your needs on 0303 123 1015 or equalities@southlanarkshire.gov.uk